



2 Town Close
Stradbroke, Suffolk
IP21 5HS

To Let
Rent: £550 pcm
Ref: 7/18760



To Let

Two bedroom thatched period semi detached property with garden and parking in village location.

Unfurnished

Directions: From Diss, take the A140 toward Ipswich, taking the left hand turn onto the A143 towards Harleston. Turn right signposted Hoxne and at the end of the road turn left. Continue on this road into Stradbroke. Upon reaching the t-junction, turn right into Church Street and Town Close is a small left hand turning next to the bridal shop.

Accommodation: Entrance door opens in the an entrance hall with door to;

Sitting Room 13'9 x 12'8 with exposed beaming to ceiling and walls, feature fireplace (not in use), storage cupboard, radiator, window to front aspect and door to;

Dining Room 15'7 x 9'5 with working fireplace, storage cupboards, radiator, cupboard housing the boiler, stairs to first floor, window to rear aspect and door to;

Kitchen 9'9 x 8'9 with a range of cupboards and drawers below working surface with inset stainless steel sink unit, plumbing for washing machine, electric cooker, radiator, window to side aspect and door to;

Separate wc with window to side aspect.

Bathroom with white suite comprising bath with shower attachment, wash hand basin, tiled splashbacks, radiator and obscure with to side aspect.

Door to Bedroom 11'11 x 8'8 with radiator and window to rear aspect.

Stairs from the Dining room lead to small landing with further staircase and door to;

Bedroom 13'10 x 13'6 with exposed timbers to ceiling and walls, radiator, exposed floorboards, radiator, wash hand basin and window to front and rear aspects.

Attic room which could easily be used as an additional bedroom or study/office.

Outside; An off street parking space for one car. The rear garden being laid to lawn with storage shed.

Services: Mains electricity, water and sewage are connected. Oil fired boiler serving radiator and domestic hot water.

Council Tax Banding: Mid Suffolk DC. Band B.

Terms of the Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial fixed term of six months.

Rent: The rent, exclusive of electricity and Council Tax will be £550.00 per calendar month, payable monthly in advance by standing order.

Deposit: A deposit of one and a half month's rent will be payable to the Agent on signing the tenancy agreement. This will be held in a government-approved deposit protection scheme by either the Landlord or the Agent.

Inventory and Schedule of Condition: A full Inventory and Schedule of Condition will be taken before the start of the tenancy and agreed with the Tenant at check-in by the Landlord. Tenant share £85.00 plus VAT.

Applications: Each tenant must complete an application form which will be used to carry out a credit check. When offered the tenancy, the Tenant will be required to pay an administration fee of £150.00 inclusive of VAT (any additional applicants aged 18 and over will be charged £30 per person) which will not be refunded if the proposed Tenant withdraws before the start of the Tenancy Agreement.

Tenancy Agreement: A draft copy of the tenancy agreement will be available for inspection at the Agent's offices.

Restrictions: Sorry, applicants on housing benefit or those who smoke will not be considered. Pets will be considered at the Landlords discretion.

Viewing: Strictly by appointment with the Agents.

EPC Rating: Band F (full details available at www.twgaze.co.uk or at our offices).